



City of Tualatin
OREGON

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Last Updated:
March 19, 2005

Planning Division

Southwest Tualatin Concept Planning

The Southwest Tualatin area, consisting of 425 acres, is located south of Tualatin-Sherwood Road and generally west of Tualatin. 372 acres of this area were added to the Urban Growth Boundary (UGB) by Metro in December of 2002 and June 2004. The area was added to help meet the region's industrial land needs for the next 20 years.

Prior to urbanizing this site, a concept plan must be developed that:

- Shows how the site can be served by municipal services
- Shows how the site can be served by the transportation system
- Addresses natural resources identified on the property
- Explores land use designations
- Addresses other Metro Urban Growth Management Functional Plan requirements

Following completion of the concept planning phase, the Tualatin Development Code will be amended to guide future development on the site.

After procuring funding through the Oregon Department of Transportation's Transportation and Growth Management Program (TGM), Tualatin hired CH2M Hill to develop a concept plan. With public involvement, a technical advisory committee, and the assistance of the consultant, a concept plan will be developed.

Public Involvement

The goals of the public involvement plan for the Northwest Tualatin Concept Planning Project are to:

- Tap into the community's voice;
- Provide community education; and
- Consider other issues.

City staff is preparing regular updates on the project's progress for inclusion in the City newsletter. Additionally, staff is reaching out to the property owners and the surrounding property owners, providing updates directly to them and soliciting input into the project. Last, the City shall maintain this website as a vehicle to share information on the project with the public and receive feedback.

Ultimately, a couple of open houses shall be held to share development alternatives with the public and to gain feedback

- Public Involvement
- Technical Advisory
- FAQs
- Mailing List
- Washington County Enforcement 503.1

**SW Tualatin
Concept Plan**



Maps and Public
SW Tualatin Site

SW Tualatin Concept
Project Schedule

SW Tualatin Concept
Existing Conditions

SW Tualatin Concept
Draft Existing Conditions
Memorandum

SW Tualatin Concept
Final Existing Conditions
Memorandum

SW Tualatin Concept
Goals & Evaluation

SW Tualatin Concept
Design Type Board

SW Tualatin Concept
Draft Alternative

SW Tualatin Concept
Draft Alternative



on them. Watch this space for more details.

1. Open House #1 March 9, 2005
 - Project Schedule
 - Goals & Evaluation Criteria
 - Draft Alternative 1
 - Draft Alternative 2
 - Design Type Board
 - Exit Survey for Alternatives 1 & 2
 - Public Comments

Technical Advisory Committee (TAC)

The Technical Advisory Committee (TAC) is a multi-member committee formed to provide technical expertise in the formulation of the Southwest Tualatin Concept Plan. The TAC will clarify the goals of the planning project, review City and consultant work products, ensure that the plan will be crafted in coordination with other agency plans, and assist in the development of a concept plan. The TAC includes representatives from:

- City of Tualatin, OR
- Oregon Department of Transportation
- Metro
- Washington County
- City of Sherwood, OR
- City of Wilsonville, OR
- Bonneville Power Administration
- Portland General Electric
- Clean Water Services
- Oregon Department of Geology and Mineral Industries
- Coffee Creek Correctional Facility
- Tualatin Valley Fire and Rescue
- Oregon Department of Land Conservation and Development
- Genessee and Wyoming Railroad
- TriMet
- Property owner representatives from the Tonquin Industrial Group area and from Tigard Sand & Gravel

The group shall meet multiple times during the course of the project:

1. 10/11/2004 Meeting
 - Agenda
 - Minutes
 - General Project Goals
2. 1/12/2005 Meeting
 - Agenda
 - Minutes
 - SW Tualatin Draft Evaluation Criteria
3. 3/2/2005 Meeting
 - Agenda

Meetings will occur on weekdays, between 8:00am and 5:00pm in Tualatin. Meetings are open to the public.

For further information on this project or to be placed on a mailing list, please contact Doug Rux at (503) 691-3018.

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Exhibit 4



City of Tualatin
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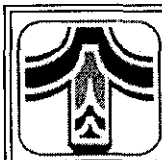
City of Tualatin Newsletter

Each month City of Tualatin staff produce a Newsletter. It is full of information about going in the community.

The Newsletter is sent out to each household in the City of Tualatin and, is now available on the Web. Publishing the Newsletter to the Web is simply a convenience, it will continue to be sent each month.

The Newsletter is in Adobe Acrobat format. To be able to view the Newsletter you must have installed the Adobe Acrobat Reader.

If you do not have Adobe Acrobat Reader currently installed you can get a copy, for free, from the Adobe Web Site.



City of Tualatin Newsletter



Due to size limitations not all articles submitted are actually published in the City of Tualatin Newsletter. Below we have published an expanded, unedited Newsletter in addition to the regular Newsletter that we send via US mail.



*Unedited - City of Tualatin
Newsletter*



MARCH 2005

CITY OF TUALATIN NEWSLETTER

www.ci.tualatin.or.us

PUBLIC HEARINGS

MONDAY, MARCH 14, 2005

- None scheduled at time of print.

Monday, March 28, 2005

- None scheduled at time of print.

COMMITTEE VACANCIES

- **Architectural Review Board**
(1 Engineer, 1 Landscape Architect,
3 alternate professionals)
- **Arts Advisory Committee** (4)
- **Core Area Parking District Bd** (1)
- **Library Advisory Board** (1)

For more information, contact Debra Senger at 503.691.3022 or by e-mail at dsenger@ci.tualatin.or.us.

MAYOR: Lou Ogden

COUNCIL: Chris Barhyte
Chris Bergstrom
Bob Boryska
Mike Gillespie
Jay Harris
Ed Truax

CITY
MANAGER: Steve Wheeler

City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
503.692.2000
503.691.4800 (Police Department)
503.691.0285 (24-hour info line)
503.692.0574 (TDD line)
www.ci.tualatin.or.us

Get Your Game On!



The Northwest's Newest
3 on 3 Basketball Tournament

April 22nd-24th
at Tualatin High School
100% OF ALL PROCEEDS BENEFIT
TUALATIN POLICE YOUTH PROGRAMS.

FOR MORE INFORMATION
PICK UP A BROCHURE AT THE TUALATIN POLICE DEPARTMENT
CALL US AT 503-691-4843, OR
VISIT US ON THE WEB! www.ci.tualatin.or.us

Only 20 Teams Per Division • Pool Play • Round Robin followed by Single Elimination Tournament

- | | | | |
|------------------|------------------|------------------|-----------------|
| • 14 and Under-B | • 18 and Under-B | • 35 and Under-M | • 35 and Over-M |
| • 14 and Under-G | • 18 and Under-G | • 19 and Over-W | • Public Safety |

ARBOR WEEK- A CELEBRATION OF TREES!

Arbor Week will be celebrated April 3-9, 2005 throughout the state of Oregon. This year, the City of Tualatin will be commemorating its 18th annual celebration. Fall and winter seasons are the best time to plant trees and shrubs, so this year the Arbor Week Ad Hoc Committee started early. A community beautification project held January 29 at the intersection of Nyberg Lane and 65th Avenue was the first dedicated planting of the new year.

We encourage Tualatin residents to plant trees on their property. Native plants and shrubs require less water than the more "exotic" imported plants, and are therefore, a good choice for Northwest yards and gardens.

For information on planting procedures or questions regarding this year's Arbor Week program, call 503.691.3065 or write to: Tualatin Arbor Week Committee, 18880 SW Martinazzi Avenue, Tualatin, OR 97062.

PARK IMPROVEMENTS

The public is invited to view and comment on the plans and designs for the 16 park improvements approved by voters on November 2004 election at the Tualatin Park Advisory Committee (TPARK) meeting on March 8 starting at 6:00 p.m. at the Council Building, 18884 SW Martinazzi Avenue.

The artificial field project at Tualatin High School and the dock at Jurgens Park will be put to bid in March. The other 14 projects are in the final design phase. All the improvements

will be constructed this summer. Facilities will be open for public use in the fall.

Park projects include improvements at Tualatin Community Park, Ibach Park, Jurgens Park, the Tualatin River Greenway, Sweek Pond Natural Area, and construction of an Artificial Turf Sports field and Cross Country Running Trail.

For more information call Paul Hennon, Comm. Svcs. Dir. at 503.691.3060 or visit www.ci.tualatin.or.us or phenon@ci.tualatin.or.us.

TOWN CENTER PLAN: THREE ALTERNATIVES

The January small focus group discussions, the February Open House and the individual surveys have provided great ideas and comments for the Town Center Plan. Not surprisingly, transportation in the area is a concern, but there were many other comments ranging from a desire for more restaurants and retail shopping opportunities to streetscape improvements and cultural enhancements.

Based on community input three draft conceptual alternative plans are being developed that will be available for public comment in April.

Work on the three alternatives will be discussed by the Citizen Advisory Committee on March 17 at 6:00 p.m. in the City Council Chambers at 18884 SW Martinazzi Avenue. Please attend as the meeting is open to the public.

The final Town Center Plan will be created from those elements that are workable and preferred by the community.

The Survey is still available on the City's web site; please fill it out and click the "Submit" button.

More information is on the City's web site www.ci.tualatin.or.us or contact Jim Jacks, Special Projects Manager, at 503.691.3025 jjacks@ci.tualatin.or.us.

If you have a newly planted street tree, please don't forget to water it. It is especially important with the dry and windy weather we have been having.

HISTORIC PHOTOGRAPHS ON DISPLAY

Did you know that in Tualatin's early days there were two lumber mills, a brickyard, a dairy, onion fields, and an iris farm?

See pictures of these relics of the past and many more that tell an interesting story of life in Tualatin in the late 1800's and early 1900's.



Old growth lumber taken to the Smith Sawmill in Tualatin

Over 80 historic photographs have been enlarged to 16" x 24" and will be on display Sunday, March 6 from 1:00 to 4:00 p.m. at the Tualatin Police Services building, 8650 SW Tualatin Road.

Plan to stop by and browse through this unique and interesting display of Tualatin's history.

The pictures have recently been incorporated into the Tualatin Visual Chronicle, a collection of prints, drawings, paintings and photographs documenting the life of the Tualatin community, capturing elements of the past and present.

The Tualatin Arts Advisory Committee has partnered with the Tualatin Historical Society and Oregon Photo and Digital to enlarge, frame and display this series of interesting old photographs.

Thanks goes to Buck Braden, Duffy Hamilton, Del Judy, Richard Hager, Janice Kane, Kathy Forrest, Karen Lafky Nygaard, Loyce Martinazzi, Larry McClure, Wayne Welch and Jeff Mah (Oregon Photo and Digital), and Becky Savino (Community Services Department) for their work on this project.

RESIDENTIAL BACKFLOW PREVENTION DEVICE TESTS DUE JUNE 1

Residential properties with any of the following items are required by Federal and State law to have an approved backflow prevention device installed and tested by June 1 of each year: (1) In-ground irrigation system; (2) active well; (3) in-ground swimming pool/spa; (4) ornamental fountain; (5) fishpond; or (6) solar heating system.

We appreciate your ongoing cooperation regarding this program. By working together, we can be sure our drinking water remains safe to drink and free of contaminants. If your system is no longer in use and the backflow assembly has been disconnected, an inspection by the City is required. If you would like to schedule an appointment for an inspection or have any other questions, please contact Ernie Castro, Operations Department, at 503.691.3098.

HISTORICAL SOCIETY



The next meeting of the Tualatin Historical Society will be held on Wednesday, March 2, at 1:15 p.m. in the Tualatin/Durham Senior Center, located in Tualatin Community Park. Society member Yvonne Addington, who was Tualatin's first City Manager, will present a talk entitled "Tualatin - In my times." This was held over from the January meeting. Public welcome. Stan Prier (503) 692-0814.

HELPING HANDS

Become more involved in your community. We have several committee vacancies and on-going service projects that need dedicated time, talent, and helping hands. Shelf books at the library, assist with basic clerical tasks, serve meals at the Tualatin-Durham Senior Center, adopt a park, or choose from a variety of other volunteer opportunities through the City of Tualatin. For more information, a list of projects or an application, please visit the City's website at www.ci.tualatin.or.us, and look under "Quick Links" for volunteer opportunities.

CHANDA'S CORNER VOLUNTEER NEWS

Thanks to All Volunteers!

Thanks to the Tualatin High School Leadership class for their recent help window washing around our city offices.

Upcoming Events

Arbor Week is April 3-9 this year. Tree activities will occur on Saturday, April 9.

A SOLV-IT and Earth Day event will be held on Saturday, April 23, at Brown's Ferry Park, 9:00 a.m. to noon. Meet in the main parking lot. Bring a shovel and gloves, and dress for the weather. Please RSVP to Chanda Stone or sign up at www.solv.org.

To volunteer or for more information, please call Chanda Stone at 503.691.3087.

CONSTRUCTION UPDATE

The following projects may impact your drive around town:

I-5/Nyberg Interchange Improvements – This project includes road improvements and bridge widening. Construction will continue through May 2005. For more information contact Bonnie Scheeland at CH2M Hill at 503.235.5000. *This project is funded by the Federal Highway Administration, Oregon Department of Transportation, and the Tualatin Development Commission.*

Lower Boones Ferry Road Improvements – This project consists of widening Lower Boones Ferry Rd. and adding sidewalks, from Traveler's Ln. to Upper Boones Ferry Rd. This project is underway and the major portions should be completed soon. For

more information, contact Bill Ihly at Washington County at 503.846.7831. *This is a Washington County project funded by MSTIP3.*

Boones Ferry Road/Blake Street/Alsea Drive Improvements – This project includes road improvements from SW Cherry Lane to SW Ibach Street on SW Boones Ferry Road. It also includes the installation of a signal at the Boones Ferry Road/Blake Street/Alsea Drive intersection. The contractor should be starting this month and construction will continue through August 2005. All work that impacts traffic should occur between 9:00 am and 3:00 pm. For more information contact Kaaren Hofmann at 503.691.3034. *This project is funded by the Road Development Fund and the Oregon Department of Transportation through the Oregon Transportation Investment Act.*

SUMMER G.R.E.A.T. 2005

The Tualatin Gang Resistance Education And Training (G.R.E.A.T.) summer program is ready to go! The program consists of two weeks of fun, games, and recreation. Participants will be learning valuable life-skill lessons about communication, conflict resolution, and positive alternatives to drugs, alcohol, and criminal activity. The non-refundable registration fee is \$55.00 a session; financial assistance is available.

The G.R.E.A.T. Summer Program is offered through the combined efforts of the Tualatin Police Department, the Community Services Department, and the Tigard-Tualatin School District. The program is available to all students who live in Tualatin, and will be entering the seventh, eighth, or ninth grade next fall.

All sessions will run Monday through Friday, from 8:30 a.m. to 3:30 p.m. Three sessions are scheduled:

Session 1: June 27– July 8 (not Monday, July 4)

Session 2: July 11 – July 22

Session 3: July 25 – August 5

The program is scheduled to be held at Hazelbrook Middle School. All lunches are provided. Registration forms are available at the Hazelbrook Counseling Office, and on-line at www.ci.tualatin.or.us, by selecting "Quick Links" and G.R.E.A.T. 2005. Registration is limited to one session per child, per year.

For more information, call the Community Services Department at 503.691.3061 or email mpackard@ci.tualatin.or.us. If you are interested in contributing to the Tualatin Summer G.R.E.A.T. Program, call Officer Wes Girardi at 503.691.4832.

The GREAT Program is funded through user fees, donations, and the Tualatin General Fund.

STREET SWEEPING MARCH 7-18, WEATHER PERMITTING

MARCH LIBRARY PROGRAMS

Toddler Story Time

Tuesdays at 10:00 and 11:00 a.m.
Ages 18 months – 3 years with an adult.

Preschool Story Time

Wednesdays & Thursdays at 10:00 a.m. Ages 3 – 5 years old.

Baby Time - Fridays at 10:00 a.m.
Ages 0-17 months with an adult.

Bilingual Story Time

Saturdays, 11:00 a.m. Ages 3-6 with a parent. No registration required.

Homework Center

Mondays – Thursdays, 3:30-6:00 p.m., in the Mastodon Room. For youth grades 1-6. Call 503.691.3071 to register.

Community Rhythm Circle

Tuesday, March 1, 7:00-8:00 p.m., Mastodon Room. Ages 10 and up.

Adult Book Discussion Group

Wednesday, March 2, 7:00 p.m., Mastodon Room.

Protect Yourself from ID Theft

Tuesday, March 8, 7:00 p.m., Mastodon Room.

Kids Craft with Flowers

by Bert Cardwell

Wednesday, March 16, 7:00-8:00 p.m., Mastodon Room. For ages 5-12 years. Space is limited. Call 503.691.3072 to register.

Friends of the Library

Thursday, March 17, 12:00 noon, Mastodon Room. Contact Library Manager Darrel Condra for more information at 503.691.3066.

Road Scholars: A Community Lecture Program. This lecture series will focus on aspects of women's lives.

The Gendered Garden

Thursday, March 3, 7:00-8:00 p.m., Tualatin City Council Chambers.

Library programs are funded by Tualatin's General Fund

Praise and Blame of Women: The Middle Ages and Now
Thursday, March 10, 7:00-8:00 p.m., Tualatin City Council Chambers.

Spring Break Activities!

Magic Show with Arthur Atsma
Sunday, March 20, 2:00 p.m., Library. All ages.

Teen Community Rhythm Circle

Tuesday, March 22, 7:00 p.m., Mastodon Room. Ages 13-18.

Teen Job Workshop

Wednesday, March 23, 2:00-4:00 p.m., Mastodon Room. Session one is for teens ages 14-15 from 2:00-3:00 p.m., Session two is for teens ages 16 and up from 3:00-4:00 p.m.

Teen After-Hours Anime

Friday, March 25, 6:30-9:00 p.m., Library. Enjoy anime, snacks, beverages, and door prizes.

Parents please note that this program is for youth ages 13-18 only.

Actors-to-Go Workshop for Teens

Saturday, March 26, 1:00-3:00 p.m., Library.

Friends Design a Logo Contest

The Friends of the Tualatin Public Library need a visual identity. Submit a single color logo in two sizes, one enlarged logo to fill an 8.5x11" sheet of white paper. Second, a reduced logo sized to fit into a 1x1" square. Include name, address, email, and telephone number on back of both logos. Staple and mail both logos to LOGO, Friends of the Tualatin Public Library, PO Box 3914, Tualatin, OR 97062. Entries must be postmarked by April 15, 2005. Questions? Call Sue @ 503.638.5619.

TEEN PROGRAMS

Kayak Class – Saturday, March 5 from 3:30-6:30 p.m. Come learn the basics of kayaking. The class will cover safety, equipment, techniques and the necessary skills to get you out on the water. All needed gear will be provided for this pool class. The class will take place at the Tualatin High School Swim Center, located at 22300 SW Boones Ferry Road. Pre-registration is required by **Wednesday, March 2**. Class is only \$20 and is for students' grade 7-12.

Putt and Play Plus! – Friday, March 11, 6:30-11:15 p.m. Only \$15. An unlimited night of go-karts, laser tag, and mini golf, this package includes pizza, pop and arcade tokens. Transportation will be provided from the Community Services Department located at 8515 SW Tualatin Rd. Pre-registration is required by **Tuesday, March 8**.

Middle School Rock Climbing – Saturday, March 19 from 4:30-6:00 p.m. at Clubsport on Lower Boones Ferry Road. Cost is ONLY \$5 if you sign-up by March 11.

Spring Break Beach Day – Monday, March 21. Only \$10! Can't get away during spring break? Recruit some friends and take a trip to the Oregon coast. Take advantage of the transportation which will leave from the Community Services Department (8515 SW Tualatin Rd) at 8 a.m. and return around 5 p.m. Cost includes transportation and lunch out at the beach! This trip has a maximum group size, so make sure to register early for this great opportunity!

Go to www.ci.tualatin.or.us (click on the 'Quick Links' to Teen Programs in the lower left hand corner of your screen). To register for these programs, or for any questions, please contact Mark Fixter, at 503.691.3082 or mfixter@ci.tualatin.or.us. Teen programs are funded by Tualatin's General Fund

SENIOR CENTER NEWS

LINE DANCE CLASSES ARE BACK!!!
Line Dance Classes begin March 23.
Cost: 10 sessions—\$32.00. To register call 503-692-6767.

Red Rain Dears meet for lunch on the fourth Friday of each month. Interested individuals 50 years & older are welcome to join.

The Center is having a Flea Market on Friday May 20 & Saturday May 21. We have 25 tables available for rent. Tables rent for \$10.00 each. Tables go fast so call 503.692.6767 to secure yours! All proceeds benefit the Loaves & Fishes and Meals-on-Wheels programs.

TUALATIN VFW & LADIES AUXILIARY WIN NATIONAL AWARD!

Stating that VFW Post 3452 and its Auxiliary exemplify "community support," the national organization of the Veterans of Foreign Wars has named the Tualatin, Oregon, post and its auxiliary the top winner in the veteran organization's special project contest. The Major Axel Rasmussen Post and Auxiliary received the Fred C. Hall Memorial Outstanding Post Special Project Award for their troop-support efforts.

When Post 3452 and its Auxiliary adopted an activated Oregon Reserve unit, they began a whirlwind of projects, which netted more than 2,700 pounds of personal care items and the \$6,000 to mail the huge inventory of goodies.

"The combined efforts of VFW and auxiliary members of Post 3452 are excellent examples of the VFW's commitment to community service and helping others," said John Furgess, VFW commander-in-chief. "Their members are true patriots and community service angels who have been serving their community and the country for more than 60 years. They are the best of the best."

Congratulations to the Tualatin VFW and Ladies Auxiliary!

SW TUALATIN CONCEPT PLANNING OPEN HOUSE

The City of Tualatin will hold an Open House on March 9, 2005, from 5:00 PM to 7:00 p.m. in the Council Chambers at 18884 SW Martinazzi Avenue. The general public is invited to examine and comment on the initial development concepts.

The SW Tualatin Concept Plan area includes approximately 400 acres located west of the Portland & Western Railroad tracks, south of Tualatin-Sherwood Road and north of SW Tonquin Road. This project will determine how this area will ultimately urbanize for industrial uses. The regional government, Metro,

brought this area into the urban growth boundary in December 2002. City staff is working with a consultant and a Technical Advisory Committee (TAC) in crafting this concept plan and is seeking public input throughout the process.

More information on this project may be found at: http://www.ci.tualatin.or.us/business/planning/sw_concept.cfm, or by contacting Doug Rux, Community Development Director, at 503.691.3018 or drux@ci.tualatin.or.us.

NW TUALATIN CONCEPT PLANNING

The NW Tualatin Concept Plan area encompasses 15 acres located west of SW Cipole Road and south of Highway 99W. The NW Tualatin Concept Planning project will determine how this 15-acre area will ultimately urbanize. The regional government, Metro, brought this area into the urban growth boundary in December 2002. City staff is working with a consultant (CH2M Hill) and a Technical Advisory Committee (TAC) in crafting this concept plan and is seeking public input throughout the process. Funding for this project is provided through the Transportation Growth Management program through the Oregon Department of Transportation.

The Tualatin Planning Advisory Committee (TPAC) met on February

10th to receive a briefing on the Draft Concept Plan. The City Council will be briefed on the Draft at their February 28th Work Session. After the Council briefing, CH2M Hill will prepare a final version of the concept plan, incorporating comments from the open house, TPAC, and Council. The TAC work has been completed, and staff is preparing proposed amendments to the Tualatin Development Code (TDC). The first public review of the TDC changes will occur before TPAC on April 14, 2005.

If you would like more information, please contact Doug Rux, Community Development Director at 503.691.3018 or by visiting the project website at: http://www.ci.tualatin.or.us/business/planning/nw_concept.cfm.

REMINDER – DON'T FORGET TO PUT YOUR CARTS AND BINS BACK

Just a friendly reminder that garbage and yard debris carts and recycling bins shall be at curbside no more than 24 hours prior to collection, and shall be removed within 24 hours after collection of solid waste and recyclables. If you have any questions about your service,

please call Lisa Thorpe in Operations at 503.691.3093.



MARCH COUNCIL AND COMMITTEE MEETING SCHEDULE

3/01	Tuesday	6:30 pm	Library Advisory Committee
3/02	Wednesday	7:00 pm	Architectural Review Board*
3/08	Tuesday	6:00 pm	Park Advisory Committee (The meeting will be held in Council Chambers - note location change.)
3/09	Wednesday	7:00 pm	Architectural Review Board*
3/10	Thursday	7:00 pm	Planning Advisory Committee
3/14	Monday	6:00 pm 7:30 pm	City Council Work Session City Council & Development Commission
3/15	Tuesday	6:30 pm	Arts Committee (Parks' Office: 8515 Tualatin Rd.)
3/16	Wednesday	7:00 pm	Architectural Review Board*
3/23	Wednesday	7:00 pm	Architectural Review Board*
3/28	Monday	7:30 pm	City Council and Development Commission
3/30	Wednesday	7:00 pm	Architectural Review Board*

* Please confirm meetings of the Architectural Review Board by calling 503.691.3026.

All City Council and Advisory Committee meetings are open to the public and have an "OPEN MIKE" for comments from citizens. The community is encouraged to attend these meetings and provide comments on matters of concern. The agenda and packet materials are available for review in the Library and City offices, and on the City website at www.ci.tualatin.or.us, seven calendar days prior to the Council meeting. Unless otherwise noted, all meetings are held in the Council Chambers located at 18884 SW Martinazzi Avenue. Watch City Council meetings on Tualatin Valley Television Cable Channel 28 on Mondays at 7:30 p.m., Wednesdays at 7:00 p.m., Saturdays at 6:00 a.m. and 11:00 p.m., and Sundays at 3:00 p.m. Council meetings are shown live on the second and fourth Mondays of the month at 7:30 p.m.

Exhibit 5



City of Tualatin
OREGON



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City History

In 1853, Samuel Galbreath began a ferry service crossing the Tualatin River from a village he called "Galbreath". The town's name was changed to "Bridgeport" when Galbreath built the first bridge across the Tualatin River in 1856. Located along one of the first "improved" roads, Boone's Ferry Road, Bridgeport thrived by attracting business from Portland throughout the Willamette Valley. The Community's accommodations were simple: a blacksmith shop, boarding house, general store, and saloon.

In 1886, the Portland & Willamette Railway Company purchased a right-of-way through John Sweek's land on the Tualatin River's west bank opposite Bridgeport. Profiting from the sale, Sweek took advantage of the railroad's location and platted a town around the depot - he called the new town Tualatin.

Tualatin expanded rapidly. The new railroad brought frequent service from Portland. Ben Cummins, a shopkeeper, was the first to set up business in the new town. He purchased land across from the depot - building a large home for his family, a two-story store and post office. Soon a livery stable, hotel, and two saloons were added to the community.

In 1890, John L. Smith moved to Tualatin and established a sawmill close to the river. With other investors, Smith also incorporated the Tualatin Mill Company and quickly monopolized local logging and lumbering. Smith's mill, and its payroll, provided impetus for Tualatin's growth.

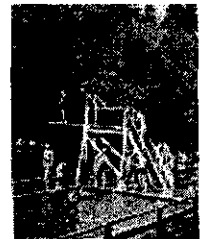
As Tualatin's population grew, attracted by the town's reputation for offering work, shrewd investors platted subdivisions. With newcomers arriving from various parts of the country, and the trip into Portland now just a comfortable hour's train ride, Tualatin was no longer an isolated rural town.

In 1906, the Oregon Electric Railroad's Portland-Salem line came to town and changed the city's center again. This railway ran south along Boone's Ferry Road in front of the Week House. By 1910, businesses boomed, the school expanded to offer a four-year high school curriculum, and the first automobiles arrived.

The City of Tualatin was incorporated in 1913 at which time an official government was formed.

Section Topics

- Tualatin's Master Plan
- "Traveling the C..."
- "A Bridge Over..."
- "The Control of..."
- "Once Upon a T..."
- "What do You K... Floods?"
- Art Walk



To be ignorant of
before you were b
always remain a c
is the worth of hur
unless it is woven
our ancestors by t
history?



City of Tualatin
OREGON



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Awards We've Received

Welcome!

The City of Tualatin is dedicated to quality service to our citizens. The following awards represent examples of how the quality of our services has been recognized by other organizations. Congratulations, Tualatin!

Community Involvement
Historical Preservation
Park Design
Urban Planning and Design
Urban Forestry

Community Involvement

2003 VIP Planning Award

Awarded by: Oregon Recreation and Park Association, 2003

The VIP Planning Award was received for utilizing the Oregon Recreation and Park Association (ORPA) VIP Strategic Planning Framework as a model in developing a Facility Visioning Plan. The goal was to identify key issues, priorities, and perceived needs for quality of life facilities in Tualatin. An inventory of existing community facilities and a community profile also were compiled. The ORPA VIP Strategic Planning Framework was used to assist in identifying core values, a guiding vision and mission, and some primary strategies for achieving desired goals. Read the News Release!

Good Governance Award

Awarded by: League of Oregon Cities, 1999

	Awarded for successfully engaging young people from Tualatin High School, Hazelbrook Middle School, and elementary schools in the local government process through the development of the Tualatin Skate Park.
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

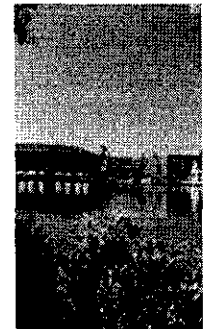
James C. Howland Awards For Urban Enrichment, Honorable Mention

Awarded by: National League of Cities and the CH2MHILL Company, 1999

	The City of Tualatin was cited to recognize the thoughtful, innovative, and collaborative planning engaged to involve young people in the process of developing the Tualatin Skate Park.
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Section Topics

- Ibach Park
- Skate Park
- Tualatin Comm



Leisure oportur
facilities and the
the local enviro
the foundations
community pride

Awarded by: Tualatin Historical Society, 1996

	This award was received for creatively incorporating events in Tualatin's history into the design of Atfalati Park, Ibach Park, Brown's Ferry Park, and Tualatin Commons, thereby encouraging awareness and appreciation of Tualatin's unique heritage.
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Park Design

Golden Bootie

Awarded by: Portland Parent Magazine, 1998

	The Ibach Park playground was designated a 1998 Portland Parent Golden Bootie Winner for "Best Park Playground" in the Portland area by the readers of Portland Parent magazine. The award-winning playground translates history into an interactive play area for children of all abilities.
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Design Award

Awarded by: Oregon Recreation and Park Association, 1996

	Ibach Park was selected for the Design Award to recognize the participatory public involvement process used to guide development of the park, the creative design of the main play area, efficient maintenance design, and the overall appearance.
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Urban Planning and Design

Professional Achievement In Planning

Awarded by: American Planning Association, Oregon Chapter, 1999

	Tualatin Commons recognized for establishing a sense of place, focus, and unique identity.
--	--------------------------------------------------------------------------------------------

Governor's Livability Awards

Awarded by: Livable Oregon, Inc., 1998

	The Mews at Tualatin Commons recognized as an exemplary development project that reinforces Oregon's quality of life and support of its transportation and land use goals.
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Special Commendation

Awarded by: Livable City Center Awards, Livable Oregon, Inc., 1995

	Tualatin Commons recognized for promoting outstanding public-private partnerships in urban design.
--	----------------------------------------------------------------------------------------------------

Excellence In Community Design Award

Awarded by: City of Tualatin, 1994

	The Tualatin Development Commission received this award for quality urban design for Tualatin Commons.
--	--------------------------------------------------------------------------------------------------------

Urban Forestry

Tree City USA

Awarded by: The National Arbor Day Foundation in cooperation with the National Association of State Foresters, US Forest Service, US Conference of Mayors, and the National League of Cities

	Awarded to recognize communities that have proven their commitment to an effective, ongoing community forestry program based on Tree City USA standards. Continuously
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

since 1987.

Tree City USA Growth Awards

Awarded by: The National Arbor Day Foundation in cooperation with the National Association of State Foresters, U.S. Forest Service, U.S. Conference of Mayors, and the National League of Cities.

- Tree Planting and Maintenance: Special Tree Planting Project and Street Tree Planting; 2002
- Planning and Management: Municipal Funding, Sidewalk/Curb Policy, Tree Inventory and Analysis, Computerized Tree-Management System, Management Plan, Improved Ordinance; 2001
- Planning and Management: tree inventory and analysis, wildlife habitat, park and open space; 1998
- Education and Public Relations: interpretive program; Planning and Management: management plan, park and open space; 1996
- Education and Public Relations: continuing education for tree workers; Planning and Management: improved ordinance, wildlife habitat, park and open space; 1995
- Education and Public Relations: publicity event; Planning and Management: improved ordinance, standards and specifications; Tree Planting and Maintenance: special tree planting project; 1994
- Education and Public Relations: interpretive program, continuing education for tree workers, continuing education for tree managers, publicity event; Partnerships: new project or organization; Planning education for tree managers, publicity event; Partnerships: new project or organization; Planning and Management: wildlife habitat; 1993
- Planning and Management: park and open space; Tree Planting and Maintenance: recycling; 1992
- Education and Public Relations: community-wide tree event, publicity; Partnerships: new project or organization, external funding; 1991

Government Project: Urban Forestry Plan

Awarded by: Oregon Urban and Community Forestry Council and Oregon Department of Forestry, 2002

Awarded for outstanding achievements and contributions to urban forestry. Read the Press Release!

Outstanding Contributions to Urban Forestry, Government Category

Awarded by: Oregon Urban and Community Forestry Council and Oregon Department of Forestry, 1996

The award was received for providing exemplary leadership and vision resulting in outstanding tree preservation/conservation or planting and maintenance programs.

Oregon Tree City of the Year

Awarded by: Oregon Urban and Community Forestry Council and Oregon Department of Forestry, 1994

Awarded for outstanding achievements and contributions to urban forestry.

Certificate Of Recognition For Interest Shown In The Care And Protection Of Trees In Urban Forest

Awarded by: The National Arborist Association, 1993

Awarded to recognize the city's awareness of the significant contribution that trees make to our daily lives.

Oregon Arbor Week Council Award, Community Category

Awarded by: Oregon Arbor Week Council, 1990

	Awarded in recognition of an outstanding Arbor Week celebration.
--	------------------------------------------------------------------

Community Services Department

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Exhibit 6



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Administration - City Council

Council-Manager form of government

The City of Tualatin uses the Council-Manager form of government. Our City charter gives responsibility for the day-to-day operations to the City Manager. The Council appoints a qualified person as City Manager. The concept underlying the Council-Manager plan is that Council sets policy and the City Manager carries it out.

Council Meetings

Council meetings are normally the 2nd and 4th Monday of each month, beginning at 7:30pm. Special meetings may be held as required. Council meetings are preceded by a work session at 6:00pm. Work sessions are used to review the agenda and give Council an opportunity to ask questions of staff, to update calendar items, or meet with community leaders.

Council meetings are **televised** on the Tualatin Valley Television - Government Channel 28. The broadcast schedule for the 2nd and 4th week each month is Tuesday, 9 a.m., Wednesday, at 7 p.m., Thursday at 12 p.m. and 7 p.m., and Saturday at 4 a.m.

Mayor

- Is elected at a general state election for a four-year term.
- Serves as Chairman of Council and presides over its deliberations. He or she has a vote on all matters brought before the Council.
- Appoints the committees provided by the rules of the Council.
- Signs all ordinances and resolutions passed by the Council, and endorses bonds approved by Council.
- Is recognized as a community leader and serves as the official head of the City for ceremonial purposes.

City Manager

Steve Wheeler
18880 SW Martinazzi Avenue
Tualatin, OR 97062
swheeler@ci.tualatin.or.us

- Carries out Council policies and serves as Executive Officer of the City.
- Manages City business and coordinates the work of all the City Departments and staff.
- Is appointed and may be removed by Council.
- Enforces City law and applies Council Policies.

Section Topics

- City Council Me
- Council Guidelin
- Advisory Commr Boards
- Meeting Schedu
- Meeting Agenda



"Dedicated To Quality
For Our Citizens"

**City
Mission**

- Prepares annual budget estimates for Budget Committee
- Expends funds as authorized by Council in the budget.
- Communicates with Council regarding citizen and governmental concerns and issues, City business, and finances
- Makes recommendations to Council on legislation, finances, policies, employment services and other matters.
- Appoints, suspends and/or removes City employees under his or jurisdiction, subject to union contract.
- Investigates and acts on citizen concerns.

Advisory Committees and Boards

We need you! The City Council and staff welcome citizen involvement and supports advisory committees and boards to provide needed perspectives and advice on specific service areas.

For most positions, no special background or qualifications are needed. We want your enthusiasm, viewpoint, and thoughts.

Young people under the age of 18 may serve on all advisory committees and are encouraged to apply.

The public is invited and encouraged to attend all advisory committee meetings.



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Administration - City Council

- City Council
- Citizen Advisory Committee
- City Budget
- City Newsletter
- Employment Opportunities

Community Development

- Urban Renewal
- Tualatin Commons
- Community Development Block Grants
- Related Agencies
- Citizen Advisory Committees
- Facade Improvement Program
- Core Area Parking District

Community Services

- Library
- Parks, Greenways and Natural Areas
- Recreation Opportunities
- Arts
- Facility Reservations
- Senior Services
- City-wide Volunteer Opportunities
- Urban Forestry
- Awards and Recognition
- What's new
- Citizen Advisory Committees
- Science and Technology Scholarship

Engineering & Building

- Administration
- Building
- Engineering

Finance

- Business License

Legal Services

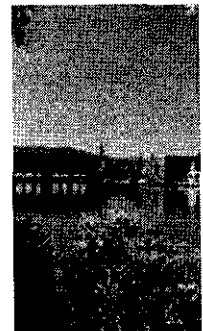
- Tualatin Development Code
- Tualatin Municipal Code
- City Charter

Operations

- Street Tree Program
- Administration
- Sewer/Storm Division

Section Topics

- Administration
- Community Ser
- Community Dev
- Engineering - B
- Legal Services
- Operations
- Police



"Dedicated To Q
Service For Our

**City
Mission**

- Street Division
- Water Division
- Building Maintenance Division
- Fleet Maintenance Division
- Parks Maintenance Division

Police

- Administration
- Patrol
- Criminal Investigation
- Prevention
- Lost/Found
- Press Release
- Records

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About City of Tualatin

Operations Department

Administration Division

The Administration Division of Operations provides management, clerical, and administrative support to department staff working in the Water, Street/Sewer, Fleet, Parks Maintenance, and Building Maintenance divisions. In addition, the Administration Division has the responsibilities for the management of solid waste franchises and the coordination of disaster planning and response for the city.

For more information, email us at Operations or call us at 691-3091.

Sewer/Storm Drain Division

The city's sewer and storm drainage system consists of 67 miles of sewer mains; more than 44 miles of storm pipes; 12 drainage basins; 4,921 sewer connections; 2,500 catch basins; 20 water quality facilities; 2,300 manholes; and 10 sewer lift stations. The Unified Sewerage Agency of Washington County (USA) currently maintains 9 of these stations. The station at SW 65th Avenue and Childs Road is out of the USA service area; therefore, its operation and maintenance continues to be the city's responsibility.

Street Division

The Street Division is responsible for management of the city's Pavement Management Program (PMP). The PMP includes street inspections, computer modeling, contract preparation, and administration on large-scale pavement maintenance projects designed to maintain the city's road system. The city's road system consists of approximately 60 miles of roadway. The street crew is responsible for maintenance of these roadways and their adjacent bike paths, including patching potholes, installation of new signs, straightening of existing signs, and response to citizen requests and complaints. The division also maintains a regular maintenance schedule for monthly street sweeping, street light and signal inspections, and the repainting of bikeway striping and legend crosswalk, stop bars, traffic lane stripes, and all no parking zones. Maintenance tasks also include various storm maintenance tasks such as cleaning inlets, outfalls, drainage basin areas, and catch basins; roadside mowing along unimproved drainage ditches; repair of dead-end barricades; and repair of railroad crossing guardrails as required by the Public Utility Commission.

Water Division

2001 Water Quality Report (PDF format)

Section Topics

- Administrative I
- Sewer/Storm D
- Street Division
- Water Division
- Building Maintenance Division
- Fleet Maintenance
- Parks Maintenance



Search

The Water Division is responsible for the operation and maintenance of the city's water system which consists of over 87 miles of water lines ranging from 4 to 36 inches in diameter. To maintain this system, the Water Division regularly inspects and services four reservoirs; each reservoir's control valve; the cathodic protection system (an electronic system that prevents reservoirs from rusting from the inside); all main line valves, air relief valves, pressure reducing/sustaining valves, and booster stations; and the telemetry system (SCADA) and its related electrical and mechanical equipment. In addition, the Water Division regularly inspects, paints, and exercises all fire hydrants and fire hydrant valves; flushes all "dead end" lines; and inspects and tests all large meter installations. The division monitors and takes over 293 water samples to ensure our system is in compliance with Oregon State Health Division rules. The division operates the city's cross connection program which ensures that our water does not become contaminated and that it complies with city and state regulations.

Building Maintenance

The Building Maintenance Division is responsible for general facility maintenance services for all city-owned buildings and parking lots. This includes preventive maintenance, repair, alteration, and utilities services. The division, with a staff of two, provides direct, as well as contracted, mechanical, electrical, plumbing, carpentry, painting, and custodial services for 33 city buildings, including more than 88,600 square feet, and 27 parking lots with approximately 979 parking stalls.

Fleet Division

The Fleet Division inspects, maintains, and repairs all types of city equipment. Currently the fleet consists of 10 police patrol units, 10 sedans, 30 trucks/pickups/vans, 2 heavy-duty trucks, and 2 backhoes, in addition to 81 smaller pieces of equipment used by the utility and park maintenance crews. Fleet also maintains 23 City of Sherwood and 13 Oregon State Police vehicles. Inventory control and central stores are also under the direction of the Fleet Division. The Inventory Control Coordinator (ICC) catalogs, ships, receives, and stores all Operations and Police items, as well as provides storage and services for other divisions. Over 8,000 orders pass through the warehouse annually. The ICC also maintains the hazardous material safety data information system for all products used by the city. City records storage and maintenance are also provided through the Inventory Control Coordinator.

Parks Maintenance

The Parks Maintenance Division is responsible for the city's 260 acres of land in parks, greenways, natural areas, and public spaces and landscaping around public buildings, core area parking lots, and in right-of-ways. Of the 260 acres, approximately 114 acres are developed, with one community park, three neighborhood parks, two natural parks, and one man-made lake, with an interplay fountain.



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About City of Tualatin

Legal Services

City Codes, Charter & Maps

FROM HERE YOU WILL BE ABLE TO VIEW THE CITY'S:

Although the Legal Services Department updates the Development and Municipal codes regularly, changes may have occurred since the last posting. These versions are provided for informational purposes only and should not be relied upon as official Codes. Please check with us at 503.691.3016 if you have questions concerning the Municipal or Development Codes..

- **DEVELOPMENT CODE**

[Search this code](#)

- **MUNICIPAL CODE**

[Search this code](#)

- **CITY CHARTER**

- **MAPS**

- **Frequently Asked Questions (FAQ)**

Some code sections refer to city maps. The maps are provided as Adobe Acrobat files (.pdf). If you do not already have the free Adobe Acrobat Viewer and wish to view the maps, please hit the button provided below to download it.



Legal Services

Legal Services provides services to the City and the Tualatin Development Commission. Its primary mission is to provide accurate and timely legal advice and assistance to the City Manager, City Council, Commission, and City and Commission staffs to keep legal issues from becoming legal problems. Therefore, the City Attorney has an "open door" policy to encourage staff questions.

The attorney regularly attends Council and Budget Committee meetings and in-house meetings to provide legal advice and discuss procedures. The City's Risk Management, which includes tracking all claims made against the City and acting as liaison with the City's insurance agent and insurer is overseen by this

Section Topics

- Development C
- Municipal Code
- City Charter
- Maps
- Frequently Aske
- Legal Services I

